

# Downtown Vision Plan

## Workshop #2: Response Summary

City of Santa Fe

February 17, 2005 Draft

2

### Summary

The second series of public workshops for the Downtown Vision Master Plan were held at Scottish Rite Temple in downtown Santa Fe on Thursday, February 9th, 6:00-8:30 p.m. and Genoveva Chavez Community Center on Saturday, February 11th, 10:00 a.m.-12:30 p.m.

#### Attendance

Attendance on February 9th included 123 community members who signed in and submitted 118 Response Sheets. On February 11th, 71 community members signed in and 76 Response Sheets were returned. Total attendance for both meetings was 194, with 194 Response Sheets returned.

#### Workshop Format

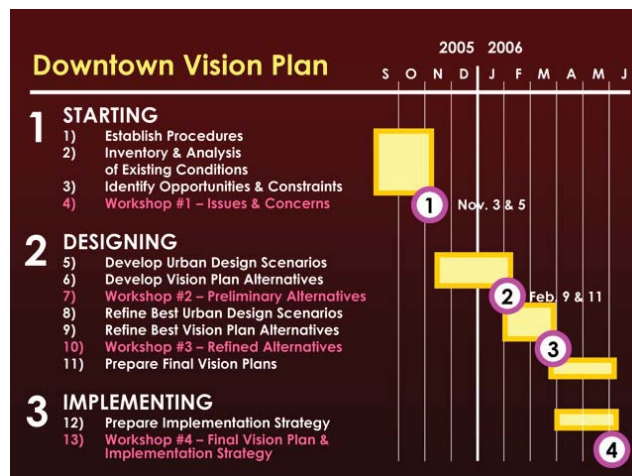
Each workshop attendee was provided a Response Sheet ballot.

The first part of the workshop was a presentation outlining the project goals and possible approaches to responding to each one. After the presentation the attendees discussed the alternatives and filled out their ballots. An individual from each table made a verbal report summarizing the table discussion.

#### Response Sheet Summary

Twenty-one possibilities for responding to the project goals were presented. A ballot tally indicated a positive vote for 17 of the 21 possibilities. The following pages include a summary of:

- the Response Sheet tally
- written comments from the Response Sheets
- the table discussion reports



Project Schedule

#### Project Goals

Nine project goals were developed based on the public's top issues and concerns identified at Workshop #1 (November 3rd and 5th, 2005) and endorsed by the Downtown Vision Plan Steering Committee:

- Preserve Santa Fe Character
- Promote More Housing
- Expand Employment Opportunities
- Foster Local-serving Retail
- Enhance the Public Realm
- Promote Sustainability
- Improve Transportation Access
- Increase Parking Supply
- Clarify Development Process

# Response Sheet Tally

Workshop #2 - February 9 & 11, 2006  
Santa Fe Downtown Vision Plan

# 2

<b>Preserve Santa Fe Character</b>	<b>Yes</b>	<b>No</b>	<b>Other</b>
Scale and Massing Concept	105	37	47
<b>Promote More Housing</b>	<b>Yes</b>	<b>No</b>	<b>Other</b>
Housing Framework	89	50	44
<b>Expand Employment Opportunities</b>	<b>Yes</b>	<b>No</b>	<b>Other</b>
Office Employment Corridor	70	53	41
<b>Foster Local-serving Retail</b>	<b>Yes</b>	<b>No</b>	<b>Other</b>
Primary Retail Configuration	104	35	35
New Retail Locations	71	55	43
<b>Enhance the Public Realm</b>	<b>Yes</b>	<b>No</b>	<b>Other</b>
Bishops Garden	126	26	26
Capitol Mall	93	55	31
Sandoval Square	64	65	40
River Promenade	132	23	26
Plaza Enhancements	131	26	20
<b>Promote Sustainability</b>	<b>Yes</b>	<b>No</b>	<b>Other</b>
Santa Fe River Park	129	18	26
<b>Improve Transportation Access</b>	<b>Yes</b>	<b>No</b>	<b>Other</b>
New Roads	62	67	42
Ring Road Concept	84	57	39
Water Street Transit Center	67	71	34
Streetcar Link to Commuter Rail	76	68	34
Bike Station	100	50	29
<b>Increase Parking Supply</b>	<b>Yes</b>	<b>No</b>	<b>Other</b>
Marian Hall Site	84	56	27
Sandoval Expansion	59	67	37
Water Street Expansion	78	56	30
Post Office Site	86	51	30
State Facility	94	41	27

**More Comments? Please write on the back of this sheet**

If you need additional time to respond, please return your comments to:  
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## Summary of Written Comments on Response Sheets

### Preserve Santa Fe Character

#### Scale and Massing Concept

- No downtown growth-limit all development.....20
- Allow more diverse historic styles and review of contemporary designs.....18
- Maintain existing allowable height.....16
- 2-story maximum height.....15
- Styles shown are too massive.....7
- Limit quantity of 3-story buildings.....5
- Prioritize design for energy and water conservation.....4
- Emphasize streetscape.....3
- Allow greater heights than 3-stories.....3
- Allow larger windows on Pueblo ground floor.....2
- 3-stories allowed only with setbacks.....2
- Require building setbacks.....2
- Scale and massing should be determined by streetscape, not a blanket limit.....2
- No 3-story structures allowed west of the Lencic or north of 'Sandoval Square'.....1
- Do not link style & use.....1

### Promote More Housing

#### Housing Framework

- Affordable, year-round housing only, no time-shares...40
- Propose fewer units (less density and mass).....16
- More affordable live/work space.....2
- Adaptive re-use only, no new structures.....1
- Post Office site only.....1

### Expand Employment Opportunities

#### Office Employment Corridor

- Not enough information.....12
- Preserve existing residences.....2
- Smaller area.....1

### Foster Local-serving Retail

#### Primary Retail Configuration

- Include Old San Francisco St (La Fonda to Bishops Garden).....1

#### New Retail Locations

- Must be affordable.....22
- Must be locally-owned and/or local-serving retail.....5
- No new retail at base of Canyon Rd.....1
- Fewer new retail location..... 1

#### All

- Not enough information.....4
- cultural assets should be included in retail designation.....1

### Enhance the Public Realm

#### Bishops Garden

- Prefer less formal scheme.....2
- Expand.....1

#### Capitol Mall

- Prefer less formal scheme.....4
- Preserve existing landscaping.....1
- Defer to 'Railroad to Capitol Greenbelt Plan' (1996).....1
- Use portals and sculpture instead of trees.....1

#### Sandoval Square

- Site transit center here.....1
- Develop site for mixed-use.....1
- Relocate square to 'Transit Center' site.....1
- Increase landscaping.....1

#### River Promenade

- Defer to 1995 River Corridor Master Plan.....7
- Prefer less formal scheme.....5
- Prioritize river restoration.....4
- Only with significant adjacent commercial development.....1
- Preserve existing trees.....1
- No commercial along promenade.....1

#### Plaza Enhancements

- Close Plaza to Auto Traffic.....14
- Do not close Plaza to auto traffic.....3
- Maintain or improve landscaping.....2
- Remove lawn.....2
- Connect Plaza to Cathedral.....1
- Bury power transformers & fix sidewalks.....1

#### All

- Water conservation incompatible with increased greenspace.....13
- Pedestrian-only streets bounded by Alameda, Cathedral, Washington, Marcy & Sandoval.....3
- Need arts and cultural facilities.....2
- More open space (e.g. southside, around plaza, Guadalupe St).....2
- More portales.....1

## Summary of Written Comments on Response Sheets (cont.'d)

### Promote Sustainability

#### Santa Fe River Park

- Broaden definition of 'sustainability'.....12
- Prioritize solving energy and water problems.....9
- Design as a natural-looking environment.....5
- No terracing (amphitheater) down to river.....4
- Defer to 1995 River Corridor Master Plan.....3
- No buildings, park only.....2
- Preserve existing De Vargas St.....1
- Increase ped-friendliness of Sandoval, Galisteo & Don Gaspar.....1

### Improve Transportation Access

#### New Roads

- Need more information.....4
- Only if low-volume and ped-friendly.....3
- Improve existing roads.....2
- New pedestrian-only roads only.....2
- Include bike lanes.....1
- No new SE streets.....1

#### Ring Road Concept

- No Roundabouts.....14
- No obelisks (culturally offensive).....4
- Not enough information.....3
- Eliminate 'Downtown Gateways & Entries'.....3
- Encourage walking from neighborhoods outside of Paseo de Peralta.....2
- Guadalupe not appropriate for ring road due to congestion and heavy ped usage.....2
- Avoid formal design.....2
- Locate downtown gateway roundabout at St. Francis & Cerillos (Railyard Master Plan).....2
- Need to anticipate more traffic from the north.....1
- Old Santa Fe Trail & Paseo not a good entry point (too congested).....1
- No new public art.....1

#### Water Street Transit Center

- Relocate further from plaza (i.e. 'Sandoval Square', 'River Park', New Civic Center sites, Sheridan Street, northside or Railyard).....10
- Need more information.....2
- Site new square at this location.....1
- Prefer 2-story building, less massive.....1

### Streetcar Link to Commuter Rail

- Need more information.....5
- Defer to Railyard Master Plan Shuttle concept (shuttles, not streetcar).....5
- Expand streetcar to neighborhoods.....5
- Streetcar should end at Depot, bring commuter train to Railyard.....4
- No Overhead Wires.....3
- Use diminutive streetcar.....3
- Bring commuter train into downtown.....1
- Streetcar should stop at Sibusco.....1

#### Bike Station

- Create safe bike lanes in downtown.....7
- Extend bike/pedestrian paths into neighborhoods.....3
- Need more information.....3
- Extend river bike trail from Frenchy's Field to Patrick Smith Park & Rail Trail (see existing plan).....2
- Relocate (i.e. to skate park or multi-modal transit center).....1
- Increase bike racks throughout downtown.....1

#### All

- Close entire downtown to automobiles, ped-only.....4
- Propose one-way streets in downtown.....1
- Reduce Sandoval/Alameda driving lanes.....1

### Increase Parking Supply

#### Marian Hall Site

- Traffic problem created at this location.....2
- Building too massive.....1

#### Sandoval Expansion

- Need a transition plan.....1

#### Water Street Expansion

- Needs more green space on site.....1

#### Post Office Site

- Parking structure only, no housing, maintain public uses.....4
- Preserve building with adaptive re-use.....1
- Include Federal Place with new City Hall.....1

#### State Facility

- Need more information.....1

#### All

- Peripheral garages with shuttles only.....14
- No underground parking.....7
- Propose fewer parking structures.....4

## Table Discussion Reports

### February 9th, 2006 Workshop

#### Table Discussion Summary

Table 1- Have we consulted cities that have done this? Wouldn't it be great to do this south of St Michaels?

Table 2- A parking program should be "shuttle and walk"

Table 3- Too much information. We liked style elements, massing was too general-needs to be case by case. Housing was too dense. Office and employment was not completely understood- will this include parking?

Table 4- No height increase! For housing no condo or time share. Overall the infill was overwhelming. The pictures and style were great but not lasting visually with architectural character.

Table 5- This is too fast of a process. How do locals use this place, such as a grocery? Who is benefited here? Will this plan be for locals or will it be the gentrification of downtown?

Table 6- Who is the real customer of this exercise tourists or locals? What are the economic impacts? Are we getting more auto traffic? Who should investment be made for?

Table 7- Keep cars out of downtown. Round-a-bouts are out of character. Underground parking is expensive and parking fees will be exclusionary for locals. No national retailers' downtown. Affordable retail and housing. Density will create more of what we already do not like.

Table 8- This vision is a nightmare!

Table 9- We are adamantly opposed to rail- too big of scale! Mass of buildings without setbacks is of concern. Infill is too big, not practical. Who are these investments made for? Affordable housing restrictions will exclude middle class forcing only high and low incomes in downtown.

Table 10- "Extreme Plan"- more moderation. Look at the 1995 plan for walks along river. We disagreed with increasing parking downtown.

Table 11- The character information was good, but we don't necessarily endorse. Should add more parking downtown. We did not like cars and parking issues; the same goes with retail. We liked enhancing the public realm. Sustainability is a broad issue not just a park. Transportation is an issue- we did like the bike building. Parking supply should be as close to the ring road as possible.

Table 12- Sustainability is a huge issue limited by resources and water. We challenge the assumption that locals don't like to walk- more parking is the wrong direction. The issue of style being traditional or eclectic was mixed. What is the timeframe for this plan 20 years or 40 years?

Table 13- We liked the river park concept- want to see



Public Workshop Presentation

more accessibility to this "community treasure". We liked the transit concept, but are not sure how it will work. We had a problem with the statement that local retail is driving the need for more parking. Maybe we don't need all this parking. Your plan has an apparent disregard for building heights- can't cast aside so readily. Phasing- how does this occur overtime and what is the schedule? Soften all of this density with street cafes on plaza.

Table 14- Santa Fe is not a CBD it is connected to the whole city. More this and more that challenge our identity. Character?- Santa Fe needs a preservation plan. The streetscapes discourage all 3 story buildings. Save 1 and 2 story buildings. Moderate investment in downtown. Make better connections to neighborhoods. Support housing outside of downtown. Keep retail mix we have today. Growth in moderation. Don't want to lose Sandoval parking garage. Underground parking is a long term plan. Light rail- this will complicate traffic. Do a vehicular based transit. We like the river park.

Table 15- It occurs to me that there is no Spanish blood present at this meeting. The Spanish culture is broken-losing downtown was like losing our heart; we must return it back to the Spanish who live here.

Table 16- We have to get "local" views of creating a better downtown.

### February 11th, 2006 Workshop

#### Table Discussion Summary

**Table 1-** Very upset with meetings downtown-the people on the Southside are the ones who used to live downtown. My family has been here for 300 years. In the 1970's Santa Fe was a tourist destination. Tourists came because the plaza was "alive" with locals and local businesses. Today art galleries and restaurants are representative of



## Table Discussion Reports (cont.'d)

other places and high prices. Our history is not the history of European cities. These consultants should stay home and care for their own. Who is this plan for? Lofts, railcars, gazebos? What is this? There is a big division in this town. What are you going to do to bring back the life and expansion of the local culture?

Table 2- Preservation of Santa Fe character is a priority. Housing, retail, and commercial we don't see this as local- a low priority. Parking is important. Round-abouts are not popular.

Table 3- Density is a concern- santa Fe is not straight lines (except Paseo De Peralta) this plan is not Santa Fe. The Cathedral to Loretto defeats purpose of this plan. Did you study Scandinavia to Spain -retaining character is the value here. Include smaller plazas, such as where Post Office is. No over-development, or plans that could be anywhere.

Table 4- The river is dry as a bone. I never want to put my foot in it. Who pays for this idiotic plan? Its o.k. leave it alone! Maybe fix streets.

Table 5- Either Santa Fe has a "central" focus or "sprawl" New vitality supports locals and tourists interest. The issue is wealth and density. Development should address "sprawl". Focus energy, value and economic viability of downtown. I believe in Jane Jacob's permeability, eyes on the street, it would be great to live downtown.

Table 6- We understand this process as a broad vision. We are positive about this process and want to stay with it. We want a better plan for locals and tourists. Identify demographic groups that are representative of Santa Fean's. Bring locals in with events targeted to children. Yes on vehicles out of the plaza, stay bike friendly and keep us healthy.

Table 7- The consequences of not planning are harmful. We need to find a "vision" to guide planning. The vision for the future should be about people that enrich our community, the scientists, artists, etc. Strengthen this and you will strengthen Santa Fe.

Table 8- We agreed with the question of new transit and roads. Would like to see widening of Paseo and Martyrs. New retail buildings downtown- should keep rents low. The use of eminence of public domain may be needed. How do you get the Archdiocese and State to support plan? Not much confidence city council will move forward with this plan.

Table 9- We need more people involved. A vision is necessary. Some say this is a joke, and doesn't meet the needs of citizens or focuses on the "right" needs. Why waste money on consultants or a vision? Rebuild parks instead.

Table 10- How do we bring vitality back to downtown? Who does mixed use, housing and retail serve? Emphasize



*Public Workshop Table Discussion*

the river as open space. Affordability!

Table 11- There is an issue with this "process" Reference and integrate with other projects. How do we get and facilitate greater "civic involvement"? How does this plan factor in elderly? How do we keep youth in Santa Fe? Plan for night time activities? Connect specific problems with solutions. Efforts in the Southside are not being addressed.

Table 12- The population of this city is 75,000. It looks like with your plan we will go to a population of 300,000. It looks like a blueprint for developers. This doesn't look like what we want. We want to keep the old buildings as they are. Development is limited by water! In terms of transportation we just need smaller trolleys.

Table 13- We understand that this process is about identifying the bigger picture. It is good to plan, however it seems the plan should be an integrated "city wide" plan. We need more input before ideas go on the boards. The problems?- Lack of downtown local serving retail and the need for more downtown businesses. Downtown growth is a problem of high cost and city interests dominated by supporting "tourism". Parking?- you identified 840 new housing which equals 1680 new parking spaces. Looks like you already created a new parking deficit.

Table 14- This is an oral community and a dominate section of the community is not a part of this process. City needs to add funding to expand this public process. We have many plans how are you coordinating these efforts? We have a vision, we need a sustainability plan. How do we make it sustainable? Implement existing plans and support sustainability!